

NOTICE OF TRUSTEE'S SALE

Date: June 11, 2020

Trustee: Craig W. Saunders

Trustee's address: 1322 Space Park Drive, Suite C201-B, Houston, Texas 77058

Beneficiary under Deed of Trust to Secure Assumption: Richard Allen

Beneficiary under Deed of Trust to Secure Assumption's address: P.O. Box 3, Mathias, West Virginia 26812

Deed of Trust to Secure Assumption:

Date: November 5, 2019

Grantor: Emily Allen

Beneficiary: Richard Allen

Recording Information: Galveston County Real Property Records File No. 2019061075

Property: See Exhibit A attached hereto.

Note and Deed of Trust Assumed:

Date: September 24, 2014

Original Principal Amount: \$220,924.00

Borrower: Richard Allen and Emily Allen

Lender: First Bank, 2801 Midwestern Parkway, Suite #200, Wichita Falls, Texas 76308

Recording Information: Galveston County Real Property Records File No. 2014055084

Property (including any improvements):

See Exhibit A attached hereto.

County: Galveston County, Texas

Date of Sale: Tuesday, July 7, 2020

Time of Sale: 10:00 AM

Place of Sale: Lobby, Galveston County Courthouse, First Floor, 722 Moody Street (21st Street), Galveston, Texas 77550

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU WILL OUR OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Craig W. Saunders is Trustee under the Deed of Trust to Secure Assumption. Beneficiary has instructed Trustee to offer the property for sale toward satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder for cash, "AS IS." The sale would begin at the time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


Craig W. Saunders, Trustee

EXHIBIT A - Legal Description

All that certain parcel of land situate in the City of Santa Fe, County of Galveston and State of Texas bounded and described as follows:

Being a tract of land containing 1.178 acres (51,300 square feet) situated in the C.W. D'Honnardine Survey, Abstract 16, Galveston County, Texas. Being all of a tract of land conveyed unto Dorothy Jean Rodgers, by deed recorded under County Clerk's File No. 2013021038, of the Official Public Records of Galveston County, Texas, being a portion of Lot 39 of a Subdivision of the C.W. D'Honnardine Survey a subdivision plat recorded in Volume 91 Page 207 of the Deed Records of Galveston County Texas, said 1.178 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the northwest corner of a tract of land conveyed unto James P Klyng, Jr and Karla K Klyng by deed recorded under County Clerk's File No. 9720532 of the Official Public Records of Galveston County, Texas, and the northeast corner of the said tract herein described;

THENCE South, with the west line of said Klyng tract a distance of 312.90 feet to a set 1/2 inch iron rod with cap marked "SURVEY" in the north right-of-way line of Countryside Street (60.00 feet wide) for the southwest corner of said Klyng Tract and southeast corner of the said tract herein described;

THENCE West, with the north right-of-way line of said Countryside Street, a distance of 163.95 feet to a set 1/2 inch iron rod with cap marked "SURVEY" for the southwest corner of the said tract herein described;

THENCE North, a distance of 312.90 feet to a point from which a found 1/2-inch iron rod bears North $51^{\circ} 07' 20''$ West a distance of 0.51 feet for the northwest corner of the said tract herein described;

THENCE East a distance of 163.95 feet to the POINT OF BEGINNING and containing 1.178 acres (51,300 square feet), more or less.

Tax id#: 469400000039002

Being the same property as transferred by deed dated 03/19/2013, recorded 04/19/2013, from Dorothy Jean Rodgers to Sharon Lynne Hicks and Sandra Kaye Roberson and Dorothy Jean Rodgers, as to a life estate for the remainder of her life and retains complete power without the joinder of any person, recorded under Instrument Number 2013021038.

FILED

Instrument Number: *FILED2020000611*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 06/11/2020 8:11AM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*